



**Busters Diner, 1 Mounthoolie Place, Kirkwall, KW15 1JZ**  
**Offers Over £295,000**

K Allan Properties are delighted to bring Busters Diner to the market. Busters is a popular eatery, positioned in the centre of Kirkwall and offers sit in dining or take away. The business was established around 30 years ago. Our client has owned Busters for the last 15 years.

This well established and successful licenced American themed restaurant and take away is offered for sale as a going concern.

The restaurant seats 32 and is open daily for sit in dining and take aways. There is a comprehensive menu along with a children menu and a well-stocked bar.

The kitchen is equipped with pizza ovens, griddles, fryers, pizza and salad preparation area together with storage and freezer space.

There are customer toilet facilities with baby changing facilities.

Busters Diner currently offers home deliveries and has a sign written vehicle which is available with separate negotiations.

#### BUYER OPTIONS

The seller is open to discussions around options with regards to purchasing the business . Please discuss this with Karen at K Allan Properties.

#### LOCATION

Orkney is positioned at the North of Scotland and has a thriving tourism economy, recognised as a desirable place to live and raise a family.

Fully equipped kitchen

- Bar area
- Coffee machine
- Store House with 4 freezers
- Customer toilets
- Presently open from 7 days a week

RATEABLE VALUE - £6,150

#### BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We received this award in 2023 & 2024 for sales and are delighted to have come home from London with another gold award for 2025.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

#### VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

#### OFFERS TO

K Allan Properties

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#### DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed.

Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>Scotland</b>                             |   | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Watergate, Kirkwall, Orkney, KW15 1PD

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